

## \$375,000 - 167 Larose Drive, St. Albert

MLS® #E4453830

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,232 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

This well built Home2Love offers great bones & a prime Lacombe Park location with fantastic curb appeal. Steps to schools, parks, Lacombe Clubhouse, Larose Rink, & new pickleball courts, the lifestyle here is unmatched. The private backyard is nicely landscaped and perfect for BBQs & family fun with mature trees & no rear neighbours. Inside, the open layout features a spacious living room with a cozy brick wood-burning fireplace. The kitchen includes real wood cabinets & classic dining space. Originally 3 bedrooms, now 2 oversized rooms that can easily be converted back. The king-sized primary includes a handy ensuite. Downstairs, discover a huge rec room with another wood-burning fireplace, pub style bar, bedroom, full bath, den/flex room & loads of storage. Steps from endless walking trails and year-round outdoor activities, this location is truly a 10+. Bursting with retro charm, this Home2Love is ready for your vision—offering endless possibilities and outstanding potential in one of the best areas!

Built in 1973

### Essential Information

MLS® # E4453830

Price \$375,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,232                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 167 Larose Drive |
| Area        | St. Albert       |
| Subdivision | Lacombe Park     |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 2G7          |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | See Remarks                                             |
| Parking   | Front Drive Access, No Garage, Parking Pad Cement/Paved |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                    |
| Appliances        | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                           |
| Fireplace         | Yes                                                                 |
| Fireplaces        | Brick Facing                                                        |
| Stories           | 2                                                                   |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Finished                                                      |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 20th, 2025 |
| Zoning      | Zone 24           |

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Listing information last updated on August 20th, 2025 at 6:47pm MDT